

The regular meeting of the Farr West Planning Commission was held on Thursday, February 28, 2019 at 7:00 p.m. at the City Hall. Commission members present were Chairman Ted Black, Genneva Blanchard, Nate Christensen, Lyle Earl, Bryant Jensen and Craig Browne. Lou Best was excused. City Council member present was David Jay and Ken Phippen. Staff present was Lindsay Afuvai. Visitors present: see attached list.

### #1 – Call to Order –Chairman Ted Black

Chairman Ted Black called the meeting to order.

### #2- Opening Ceremony

a. Pledge of Allegiance

Bryant Jensen led in the Pledge of Allegiance.

b. Prayer

Nate Christensen offered a prayer.

### #3 – Business Items

a. Report from City Council

David Jay reported that the City Council meeting was cancelled due to the passing of Councilman Ken Phippen's father.

b. Recommend final approval of the B-bar-B Subdivision located at approximately 2474 West 2000 North – Tom Burkland

Tom Burkland was present seeking final approval of the B-bar-B Subdivision. Ted noted this plat was a change from the originally submitted plan and that it is code compliant in all aspects.

**LYLE EARL MOTIONED TO RECOMMEND FINAL APPROVAL OF THE B-BAR-B SUBDIVISION LOCATED AT APPROXIMATELY 2474 WEST 2000 NORTH. CRAIG BROWNE SECONDED THE MOTION, ALL VOTING AYE.**

c. Set a public hearing to consider the re-zone request of the James Ortberg property located at 3746 North Higley Rd, Parcel number 19-155-0003, from the C-2 zone to the M-1 zone

James Ortberg was present requesting the re-zone of the James Ortberg property located at 3746 North Higley Rd. Mr. Ortberg commented Marsh Construction is looking to purchase

the property for a construction yard. Ted Black asked what is located on each side of the property. Mr. Ortberg commented there are construction companies on both sides.

**GENNEVA BLANCHARD MOTIONED TO SET A PUBLIC HEARING TO CONSIDER THE RE-ZONE REQUEST OF THE JAMES ORTBERG PROPERTY LOCATED AT 3746 NORTH HIGLEY RD, PARCEL NUMBER 19-155-0003, FROM THE C-2 ZONE TO THE M-1 ZONE FOR MARCH 21, 2019 AT 7:00 P.M. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

- d. Set a public hearing to consider the request of a conditional use permit for Marsh Construction for a construction office located at 3746 North Higley Rd – Marsh Construction

Ted Black stated he did not feel they could consider the request of the conditional use permit without first re-zoning it.

**GENNEVA BLANCHARD MOTIONED TO TABLE SETTING A PUBLIC HEARING TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR MARSH CONSTRUCTION FOR A CONSTRUCTION OFFICE LOCATED AT 3746 NORTH HIGLEY RD UNTIL THE PROPERTY IS RE-ZONED. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.**

- e. Recommend preliminary approval of the Happy Days Subdivision located at 3300 North 2575 West – Kenny Palmer

Kenny Palmer was present seeking preliminary approval of the Happy Days Subdivision. Mr. Palmer asked that Mr. Karras be excused from the meeting. Mr. Palmer then stated that there were some questions raised when the property was re-zoned and came prepared to answer those questions. Mr. Palmer stated the first question was regarding the storm drain requirements. Kenny stated the storm water has been addressed by their engineers and city personnel and has been approved by the city engineer; this includes a system that is designed to keep runoff between homes through a special typing system that will be maintained through a homeowners association. Mr. Palmer then stated the second item of concern was the sewer system, which has been designed according to code and approved by the city engineer. Mr. Palmer stated the third question was regarding open space in Phase 1 with the variety of different lot sizes, commenting that there will be a detention basin that will also be used as open space. Kenny then stated there are two roads in the development that are extra wide to allow for bike lanes to fit in the existing trail system. Mr. Palmer then stated they have completed a traffic study on the plan, commenting there will be five entrances in and out of the subdivision, two of which will be completed with the first two phases. Mr. Palmer stated the traffic study concluded that the project would not negatively impact the overall

level of service at the intersections during peak hours. The traffic study then went on to state that the completion of this development would not significantly alter the existing traffic pattern in the area. Mr. Palmer then stated the property does not land-lock any neighboring parcels. Mr. Palmer reported on the diversity in lots commenting there are a variety of lot sizes ranging from 20,272 square feet to 13,036 square feet in the R-1-15 zone which allows for a density of 2.42 lots per acre. Mr. Palmer stated that would allow for 184 lots on this property, Mr. Palmer commented they only have 151 lots proposed in the development and that they are not using any of the ten percent allowed in the zone for 10,000 square foot lots. Lyle Earl asked about the Kent Jones letter referencing the sewer capacity only allowing for phase 1 and asked what their time frame is on that phase. . Mr. Palmer commented they plan to start immediately and will coordinate with Central Weber Sewer on their outfall line with their future phases. Bryant Jensen asked about the rear yard drain system. Kenny stated that because the property is so flat they will have to build up the properties and the storm water would drain down the middle of the properties. Ted Black stated they would need to have a development agreement on each lot that would tell the homeowner they cannot change the landscaping of their yard. Kenny stated that would also be part of the HOA that is set up to maintain this system, which is what was recommended by the city engineer. Ted stated there would also need to be easements along the back of each lot where those drain lines are placed. Ted commented these easements will have great impact on the development in regards to fencing and placements of shed and outbuildings. Genneva Blanchard commented there is a lot that goes into creating an HOA on the part of the developer. Mr. Palmer commented the developer does not maintain the HOA. Genneva stated she understood that but will want to see some sort of set up of the association before final approval is given. Ted Black then commented they would need to be in charge of the association for the first five years until the homes are built. Ted asked if there were any comments from the audience. Rawlin Eyre stated he lives directly across the street from development and asked about sewer capacity. Ted stated this would need to be addressed at final approval once all of the engineering is completed. Mr. Eyre then stated 3300 North is not as wide as it should be already and asked how additional work would be done to the road to include turn lanes without that room. Craig Browne stated he had not seen the traffic study as Mr. Palmer indicated should have been in the packets but commented that if it is included in the study that North Plain City Road needs to be widened, he feels the developer should be the one to cover the cost. Craig stated he didn't see the open space he was told would be part of the development and that he feels additional problems will come with fences on the properties in reference to the open drains. Ted Black stated it would need to be included in the development agreement that property owners cannot fence out the easement, they would need to fence the property lines. Genneva Blanchard commented her concerns with the development are drainage and the creation of the homeowners association. Kenny commented that there is no intent of the developer to widen 3300 North. Ted Black stated he felt there are still several challenges that will need to be addressed on this development with

engineering but asked that the questions they need to consider today are have the addressed the questions asked by the Planning Commission in regards to concerns brought up at the re-zone and have they met the requirements of the Farr West City ordinances to a sufficient level that they can proceed from preliminary.

**GENNEVA BLANCHARD MOTIONED TO RECOMMEND PRELIMINARY APPROVAL OF THE HAPPY DAYS SUBDIVISION LOCATED AT 3300 NORTH 2575 WEST CONTINGENT THAT THE SUGGESTIONS, COMMENTS AND CONCERNS THAT HAVE BEEN RAISED ABOUT DESIGN AND ENGINEERING BE ADDRESSED BEFORE ANY FINAL APPROVAL IS GIVEN. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF CRAIG BROWNE WHO VOTED NAY.**

#### #4 – Consent Items

- a. Approval of minutes dated February 14, 2019

**BRYANT JENSEN MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 14, 2019. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

#### #5 – Chairman/Commission Follow-up

- a. Report on Assignments

Lyle Earl commented he and Craig Browne attended land use training at the University of Utah and reported it was very educational and beneficial and felt all Planning Commission members should attend.

Bryant Jensen stated the trails committee met and are moving forward with placing distance markers at Smith Family Park.

Ted Black stated they will go back to meeting on the general plan at the next meeting.

#### #6 – Public Comments

*\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*

Dylan Shephard asked what an HOA is. Ted Black stated it is a Homeowners Association.

Matthew Ahlstrom asked if HOA's are placed over each subdivision. Ted stated there are currently no active HOA's in Farr West City.

Ted then explained the duties of the Planning Commission to the students in attendance.

#7 – Adjournment

**AT 7:36 P.M., CRAIG BROWNE MOTIONED TO ADJOURN THE MEETING. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Ted Black, Chairman

Date Approved: \_\_\_\_\_